

Before the Board of Zoning Adjustment, D. C.

Application No. 12127, of Thomas Kendrick, Jr., pursuant to Sub-section 8207.1 of the Zoning Regulations, for a variance from the lot occupancy (Sub-section 3303.1 and Paragraph 7107.21) and a side yard (Sub-section 3305.1 and Paragraph 7107.22) requirements to permit a rear addition to a dwelling which is a non-conforming structure in an R-2 District at the premises 2116 T Street, S. E., (Square 5617, Lot 75).

HEARING DATE: May 19, 1976

DECISION DATE: May 25, 1976

FINDINGS OF FACT:

1. The property is located in an R-2 District.
2. The property is improved with a two story brick dwelling, which covers the full width of the lot. The lot is 18 feet wide and 100 feet deep.
3. The applicant proposes to demolish an existing porch at the rear of the dwelling. The existing porch is 13 feet wide and extends 3 feet 3 inches back from the rear of the building. The porch is one story out of grade, and includes steps which lead down to the ground level.
4. The applicant proposes to construct a brick porch at the rear of the building. The proposed porch would be 8 feet out of grade, at the same level as the existing porch. It would be 13 feet wide; and would extend 8 feet toward the rear of the building. There would be no steps leading to the ground level from the proposed porch.
5. The porch as proposed would have a 2.5 foot side yard on each side. The Zoning Regulations require a minimum side yard of 8 feet. A variance of 5.5 feet on each side is thus required. Without the granting of a variance, the porch would be only two feet wide.
6. The Zoning Regulations limit lot occupancy in R-2 Districts to a maximum of 40 percent. This would allow a building area of 720 square feet for the subject property. The existing building occupies 667.14 feet while the addition

would be 104 square feet, for a total building area of 771.14 square feet. A variance of 51.14 square feet is thus required.

7. There was no opposition to this application.

CONCLUSIONS OF LAW:

The Board concludes that the requested variance is an area variance, the granting of which requires the showing of a practical difficulty. The Board concludes that the narrow width of the lot does create such a difficulty. The Board concludes that there will be no adverse impacts on the area and no negative effects on adjoining property. It is therefore ordered that the application be GRANTED.

VOTE: 3-0 (Leonard L. McCants, William F. McIntosh and Lilla Burt Cummings, Esq., to grant, William S. Harps, Theodore F. Mariani not voting not having heard the case).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By: Steven E. Sher

STEVEN E. SHER

Acting Secretary to the Board

FINAL DATE OF ORDER: JUN 14 1976

THIS ORDER SHALL BE VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.